

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BRUNNING COURT SOMERVILLE VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3 APPLEWOOD RISE SOMERVILLE VIC 3912

\$965,000

29-May-24

22 BRUCE DRIVE SOMERVILLE VIC 3912

\$990,000

29-Feb-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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**3 APPLEWOOD RISE SOMERVILLE
VIC 3912**

Sold Price

^{RS}

\$965,000

Sold Date

29-May-24



4



2



2

Distance

1.5km



**22 BRUCE DRIVE SOMERVILLE VIC
3912**

Sold Price

\$990,000

Sold Date

29-Feb-24



4



2



2

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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